



# Treetops.

Guide Price £1,350,000  
Duns Tew OX25

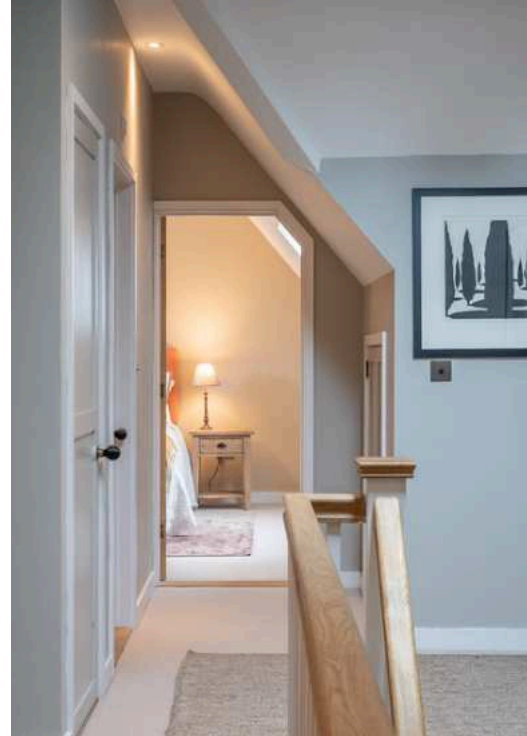
A striking and beautifully presented detached country home, Treetops stands proudly in the sought-after Oxfordshire village of Duns Tew. Thoughtfully updated and maintained to a high standard by the current owners, the property presents immaculately and makes the perfect countryside retreat.

- Impressive detached country home
- Impeccable condition
- Around 3,000 square feet
- Large sweeping & gated driveway
- Planning consent for carport
- Open views to the rear
- Beautiful open-plan living space to rear
- Near Soho Farmhouse
- EPC C | Council tax G
- Tenure Freehold



**THE CHERWELL AGENT**  
VILLAGE & COUNTRY HOMES









Cleverly improved by the current owners, this handsome residence welcomes you via a generous entrance hall that sets the tone for the space and quality throughout. To the front, a formal sitting room with a wood-burning fireplace provides a warm and inviting retreat, complemented by a cosy snug beyond—ideal for relaxed evenings.

The heart of the home lies in the spectacular open-plan living area to the rear, where a stunning kitchen, dining and living space unfolds. Bathed in natural light and thoughtfully designed, this area opens directly onto a decked patio, perfect for seamless indoor-outdoor living and entertaining. A well-appointed utility/boot room and pantry lie just off the kitchen, with external access—ideal for muddy boots and paws after countryside walks.

Downstairs also features a versatile fifth bedroom, currently styled as a home office, complete with its own dressing area and shower room—offering a flexible space for guests or remote working. An additional WC is conveniently located off the main hallway.

Upstairs, the first floor hosts four beautifully proportioned double bedrooms. The principal suite is particularly impressive, offering stunning views across the rear garden and surrounding countryside, a stylish en-suite, built-in storage, and ample room to relax and dress. The remaining three bedrooms are all generously sized and served by a well-appointed family bathroom.

Outside, Treetops sits within a generous plot with a mature rear garden that enjoys uninterrupted views of the surrounding landscape. A large decked terrace adjoining the house and a separate patio with a pergola at the far end provide multiple spots for outdoor dining and entertaining. The property is approached via a sweeping gravel driveway with ample parking for multiple vehicles. Planning permission is in place for a garage/carport, offering further potential.

This is a rare opportunity to acquire a turnkey family home in a highly sought-after village location, with countryside charm and modern comforts in perfect harmony.

Duns Tew is a picturesque village in Oxfordshire, nestled in the rolling countryside near the Cotswolds and Soho Farmhouse. Known for its traditional stone cottages, historic church, and tranquil rural charm, it offers a peaceful setting while still being within easy reach of Oxford, Banbury and Chipping Norton. The local village public house, The White Horse, is very well regarded and serves excellent food. The village is surrounded by scenic walking routes and farmland, making it an ideal spot for nature lovers and those seeking a quiet retreat.

London is accessible from nearby train stations; Bicester North offering regular services into Marylebone in under an hour.

- Tenure: Freehold
- Local Authority: Cherwell
- Council Tax Band: G
- Utilities: Mains electric, Oil-fired central heating, Drainage & water



**GROSS INTERNAL AREA**  
**GROUND FLOOR: 1776 sq ft, 165 m<sup>2</sup>**  
**FIRST FLOOR: 1227 sq ft, 114 m<sup>2</sup>**  
**TOTAL: 3003 sq ft, 279 m<sup>2</sup>**

FLOORPLAN FOR GUIDANCE ONLY, NOT TO SCALE OR VALUATIONS PURPOSES. IT MUST NOT BE RELIED UPON AS A STATEMENT OF FACT. ALL MEASUREMENTS AND AREAS ARE APPROXIMATE.

The Cherwell Agent hereby gives notice: i) these particulars do not constitute part of an offer or contract; ii) these particulars, pictures and plans are given in good faith and are for guidance only; iii) we have not carried out a structural survey or tested services, appliances or fittings.

